

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 16-27  
Sean P. Jones

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** January 17, 2017

**Public Hearing:** Yes

**Advertising Date:** January 4 & 11, 2017

**Advertised By:** Planning & Development  
Department

**Attachments:** A. Planning and Zoning Commission Recommendation  
B. Staff Report  
C. Zoning Ordinance

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### PURPOSE:

A request by Sean P. Jones to rezone an approximately 6.25-acre parcel from the Residential Single Family-3 (R-3) District to a Conditional Zoning General Business (CZ-GB) District. The property is lying along the west side of Eastchester Drive, approximately 200 feet north of Meadowlark Road (*2505 Eastchester Drive*).

### BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommends ***approval*** of this request, as outlined in the attached staff report.
- B. On December 13, 2016, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 16-28. The Planning & Zoning Commission recommended ***approval*** of this request, by a vote of 9-0, as outlined in the staff report and as recommended by staff.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

**Sean P. Jones**

**Zoning Map Amendment 16-27**

At its December 13, 2016 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 6.25-acre parcel (2505 Eastchester Drive) to the General Business (GB) District. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

### **Speaking in favor of the request:**

Speaking in favor of the request was the applicant's attorney, Mr. Jim Morgan, 1801 Westchester Drive, High Point and the applicant Mr. Sean Jones, 7622 Bentley Road, Greensboro. These speakers provided an overview of the proposed development and outline features to be incorporated into the project to ensure it will be compatible with the surrounding area. In conclusion, Mr. Jones provided an overview of the meetings he had with adjacent residential property owners to ensure they were familiar with their development proposal.

Also speaking in favor were Mr. Rick Smith, 2408 Midview Drive and Mr. Jacob Boles, 3704 Sutton Way. These speakers both own single family homes abutting the zoning site and based on information the applicant provided at their neighborhood meeting they were supportive of the request.

### **Speaking in opposition of the request:**

Speaking in opposition was Mr. Toby Hammer, 2210 Meadowlark Road. He expressed concerns with negative impacts to his property value and increase traffic.

### **Planning & Zoning Commission Action**

The Planning & Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 9-0.

Upon making its recommendation, the Planning & Zoning Commission stated that its approval of Zoning Map Amendment 16-27 would be consistent with the City's adopted plans. Additionally, the Commission concurred with the staff report and found its approval recommendation reasonable and in the public interest because:

- 1) By conditioning the allowed uses to office uses and to only one low traffic generating non-office use, the request is generally consistent with the Land Use Plan and consistent with the established and preferred development pattern along this segment of the Eastchester Gateway Corridor;
- 2) The applicant has offered conditions to mitigate negative impacts by restricting building height, and installing transportation related improvements. Additionally, standards of the new Development Ordinance will further ensure development will be compatible with surrounding uses; and
- 3) The applicant has offered a conditions that development be generally consistent with the attached sketch plan if the site is developed as an internal access storage facility.

**CITY OF HIGH POINT  
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT  
ZONING MAP AMENDMENT 16-27  
December 13, 2016**

<b>Request</b>		
<b>Applicant:</b> Sean P. Jones	<b>Owner:</b> The estate of R.E. Mitchell John Mitchell and Ronnie Mitchell (Executors)	
<b>Zoning Proposal:</b> To rezone an approximately 6.25-acre parcel	<b>From: R-3</b>	Residential Single Family-3 District (former RS-15 District)
	<b>To: CZ-GB</b>	Conditional Zoning General Business District

<b>Site Information</b>	
<b>Location:</b>	Lying along the west side of Eastchester Drive, approximately 200 feet north of Meadowlark Road (2505 Eastchester Drive).
<b>Tax Parcel Number:</b>	Guilford County Tax Parcel 0196566
<b>Site Acreage:</b>	Approximately 6.25 acres
<b>Current Land Use:</b>	Single family dwelling
<b>Physical Characteristics:</b>	A single family dwelling is located on the eastern portion of the site, near Eastchester Drive, the western portion of the property is wooded.
<b>Water and Sewer Proximity:</b>	A 12 & 16-inch City water line and an 8-inch City sanitary sewer line both lie adjacent to the site along Eastchester Drive. To the south, within Meadowlark Road, are a 6-inch City water line and an 8-inch City sanitary sewer line.
<b>General Drainage and Watershed:</b>	The site drains in a northwesterly direction and development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site.
<b>Overlay Districts:</b>	Eastchester Gateway Corridor Overlay District Oak Hollow Lake Watershed Critical Area (WCA) Tiers 3

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	CU R-5	Conditional Use Residential Single Family-5 District	Single family dwellings (Sutton Place Subdivision)
<b>South:</b>	R-3	Residential Single Family-3 District	Single family dwellings and an undeveloped parcel
<b>East:</b>	CU-GB	Conditional Use General Business District	Various commercial retail uses
<b>West:</b>	R-3	Residential Single Family-3 District	Single family dwellings

Relevant Land Use Policies and Related Zoning History	
<b>Community Growth Vision Statement:</b>	Obj. 5B: Focus particular attention on the appearance of key gateways into High Point to convey to visitors a positive first and last impression of the community.
<b>Land Use Plan Map Classification:</b>	The site has an Office and a Low-Density Residential classification. The Office classification includes professional, personal and business service uses. The Low-Density Residential classification typically indicates locations for single family detached dwellings not to exceed five units per acre.
<b>Land Use Plan Goals, Objectives &amp; Policies:</b>	The following goal and objectives of the Land Use Plan are relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses. Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
<b>Relevant Area Plan:</b>	<u>Eastchester Drive Corridor Plan – Phase II:</u> The general intent of the plan is to encourage high quality office development along the corridor. It also recommends the construction of deceleration lanes and limitations on the number of access points to Eastchester Drive in order to reduce potential disruptions to traffic flow.
<b>Zoning History:</b>	<u>Zoning Map Amendment 06-10:</u> A site just to the south of Meadowlark Road received approval of a CU GO-M District to allow an office development.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Eastchester Drive		Major Thoroughfare	345 feet
Vehicular Access:	Driveway access from Eastchester Drive			
Traffic Counts: <i>(Average Daily Trips)</i>	Eastchester Drive		43,000 ADT NCDOT 2013 Traffic Counts	
Estimated Trip Generation:	A 60,000 square foot storage facility is anticipated to generate approximately 150 vehicular trips over a 24-hour time period. A similar size office use would generate approximately 650 trips over a 24-hour time period.			
Traffic Impact Analysis:	Required		TIA Comment	
	<u>Yes</u>	<u>No</u> X	None	
Pedestrian Access:	Development of the site is subject to the sidewalk requirement of the Development Ordinance.			
Conditions:	One right in/right out access point shall be allowed to Eastchester Drive. A right turn lane shall be constructed with appropriate storage and taper per NCDOT standards. A minimum four (4) foot wide monolithic median			

	island is required on Eastchester Drive from the intersection of Meadowlark Road/Hickwood Road to extend fifty (50) feet past the northern radius point of the driveway, where it ties into the edge of the travel way on Eastchester Drive. The island shall be positioned along the east side of the center turn lane, such that extra storage is given to the left turn lane for Hickwood Road.
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### Details of Proposal

The applicant has requested rezoning of this residential parcel to facilitate development of a self-storage, internal access, warehousing facility. The property is located along the Eastchester Corridor Gateway Overlay and is currently developed with a single family dwelling. The applicant has requested a Conditional Zoning General Business (CZ-GB) District.

In conjunction with the application, a conditional zoning ordinance is provided in which the applicant has offered a condition that restricts the site to a single GB District use, a self-storage facility with internal access only. All other commercial/retail uses of the GB District are prohibited. Additionally, at the recommendation of staff, the applicant has also offered a condition to allow those uses permitted in the office use category since the land use plan supports office uses along this segment of the Eastchester Corridor Gateway Overlay. The office use category includes use types that are conducted in an office setting and generally focus on business, professional, or financial services.

The applicant has also offered site development and transportation related conditions. A sketch plan has been submitted depicting the general manner in which the site would develop for a storage facility. Finally, they have offered transportation related conditions restricting the number and type of access point permitted to Eastchester Drive and right-of-way improvements pertaining to the installation of a right turn lane and a raised median in the Eastchester Drive right-of-way.

### Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Development Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

#### Consistency with Adopted Plans:

**The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans**

#### Staff Comments:

The frontage of the site is designated Office on the land use plan map, and the entire property is located within the Eastchester Corridor Gateway Overlay, thus office-type development is appropriate on the whole site. As conditioned, the proposed CZ-GB zoning district is consistent with this designation, because allowable uses have been restricted to those uses listed in the Offices use category in the new Development Ordinance, and to an internal access self-storage use with conditions related to the design of the building that will visually make it similar to an office use. In addition, the transportation conditions will mitigate disruptions to the flow of traffic on Eastchester

Drive as called for in the corridor plan through the construction of a deceleration lane and by limiting the number of access points. Overall, based on the conditions offered, the land use impact will be similar to office development of the site.

**Review Factors:**

**The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:**

<b><u>Factor #1</u></b>	<b>Produces a development that is compatible with surrounding development character and land uses;</b>
	<p><u>Staff Comments:</u></p> <ul style="list-style-type: none"> <li>❖ The Land Use Map classifies this site as office and land use policies from previous City Council decisions does not support commercial or other type of retail uses along this side of the Eastchester Drive corridor at this location. However, the applicant has requested the property be rezoned to a CZ-GB District. The GB District was established to accommodate a wide range of general retail, business and service uses. The applicant desires to develop a self-storage, internal access, warehouse use at this location. This use is permitted in the General Business (GB), Central Business (CB), Light Industrial (LI) and Heavy Industrial (HI) zoning district. The GB District was selected because it is the least intensive zoning district that permits this use. To ensure the requested GB District would be compatible with surrounding uses and adopted land use policies, the applicant has conditioned the zoning to only allow a self-storage, internal access use and office uses.</li> <li>❖ Landscaping standards of the Development Ordinance require a higher rate planting yard with wider widths and more planting materials to be installed where a warehouse use category abuts a residential use category. Thus creating a separation between the different uses. This standard of the development ordinance will also assist in ensuring compatibility between different uses.</li> </ul>
<b><u>Factor #2</u></b>	<b>Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;</b>
	<p><u>Staff Comments:</u></p> <p>To ensure the free flow of traffic along this corridor and the safety of the motoring public, the applicant has offered transportation related conditions requiring installation of a right turn lane and the installation of a median to ensure only right turn-in and right turn-out movement will occur.</p>
<b><u>Factor #3</u></b>	<b>Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;</b>
	<p><u>Staff Comments:</u></p> <p>The site is within the Oak Hollow Lake Watershed Critical Area, and as such, development is required to meet the watershed standards of the Development Ordinance.</p>

<b><u>Factor #4</u></b>	<p><b>Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;</b></p> <p><u>Staff Comments:</u> The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.</p>
<b><u>Factor #5</u></b>	<p><b>Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.</b></p> <p><u>Staff Comments:</u></p> <ul style="list-style-type: none"> <li>❖ The following standards of the new development ordinance will assist in ensuring development will not adversely impact adjacent property owners: <ul style="list-style-type: none"> <li>• Installation of a Type A planting yard where a storage use abuts a residential use;</li> <li>• Eastchester Gateway Corridor architectural requirements; and</li> <li>• Outdoor storage is prohibited in the district and all evidence of the storage operation shall not be visible from the Eastchester Drive public right-of-way.</li> </ul> </li> <li>❖ The following zoning conditions offered by the applicant will assist in ensuring development will not adversely impact adjacent property owners: <ul style="list-style-type: none"> <li>• Restricting development to one-story in height; and</li> <li>• Restricting use of the property to a single low trip generating warehouse use and to office uses.</li> </ul> </li> </ul>

**Changes in the Area:**

**There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.**

Staff Comments:

There have been no significant changes in the City's land use policy for development along the west side of the Eastchester corridor, lying south of the Sutton Place Subdivision. Since the 1990s, the Eastchester Corridor plan and the Land Use Map has designated development of this portion of the corridor for office type uses.

**Development Patterns:**

**The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.**

Staff Comments:

- ❖ The applicant has offered to restrict the property to office uses and a low impact internal warehousing type use. Based on the proposed size of the building, the self-storage, internal access use is anticipated to generate less trips over a 24-hour period and during the peak hours than a similar size office use. Thus, the impact of development is consistent with the office type activity supported by the Land Use Plan for this area.
- ❖ Based on the sketch plan and preliminary building elevations provided by the applicant, the proposed self-storage, internal access, facility use will visually appear similar to an office use, thus fitting the preferred development pattern along this segment of the Eastchester Gateway Corridor.

**Reasonableness/Public Interest:**

**An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.**

**Staff Comments:**

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because:

- 1) By conditioning the allowed uses to office uses and to only one low traffic generating non-office use, the request is generally consistent with the Land Use Plan and consistent with the established and preferred development pattern along this segment of the Eastchester Gateway Corridor;
- 2) The applicant has offered conditions to mitigate negative impacts by restricting building height, and installing transportation related improvements. Additionally, standards of the new Development Ordinance will further ensure development will be compatible with surrounding uses; and
- 3) The applicant has offered a conditions that development be generally consistent with the attached sketch plan if the site is developed as an internal access storage facility.

**Recommendation**

**Staff Recommends Approval:**

As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this 6.25-acre parcel to the CZ-GB District. As conditioned, the requested CZ-GB District will be compatible with the surrounding area and in conformance with adopted plans.

**Required Action**

**Planning and Zoning Commission:**

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

**City Council:**

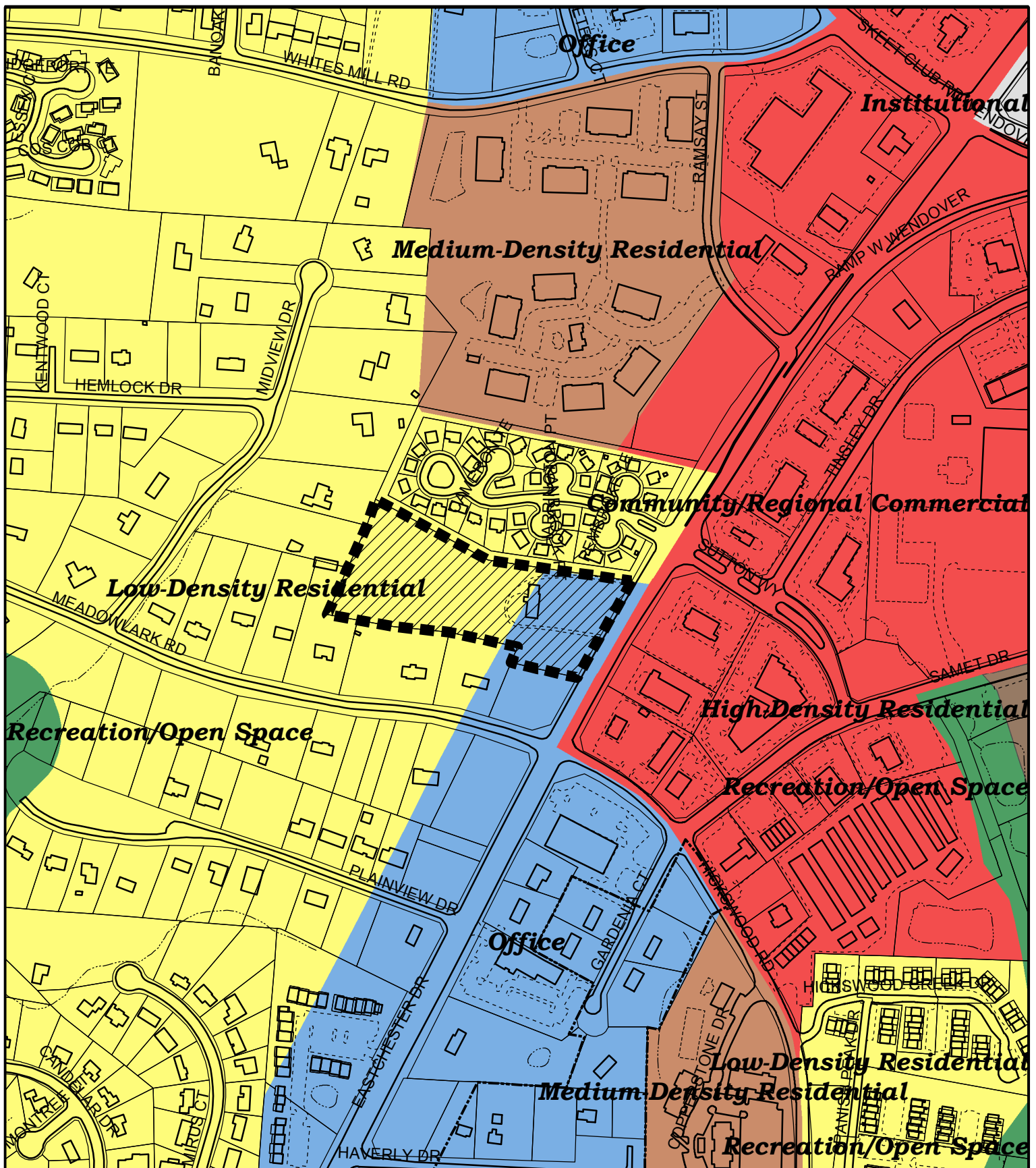
The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

**Report Preparation**

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.







# ZONING MAP AMENDMENT ZA-16-27

## Land Use Plan

Existing Land Use Plan  
Subject Property Boundary



Planning & Development  
Department

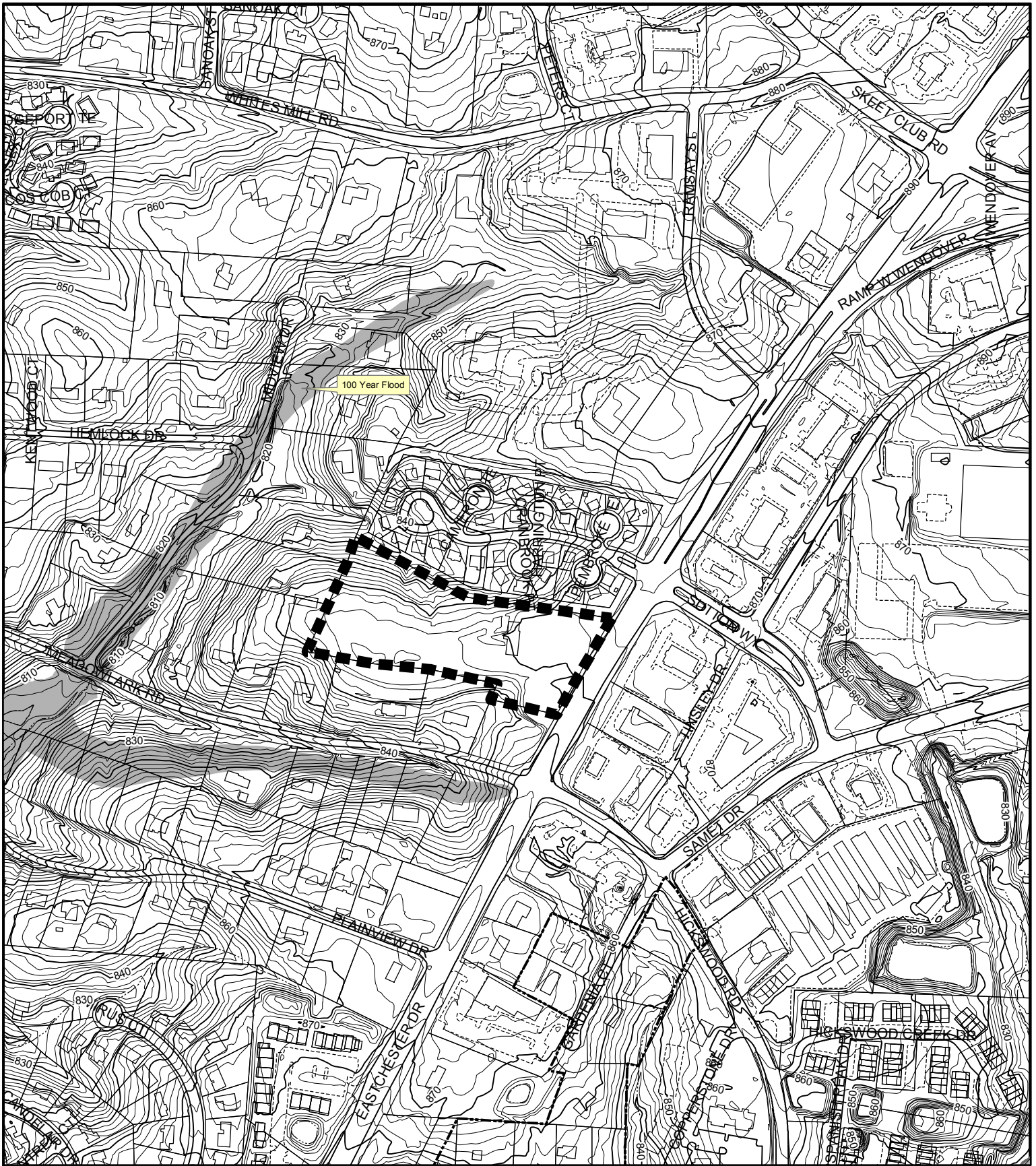
City of High Point

Date: December 13, 2016



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# ZONING MAP AMENDMENT ZA-16-27

## Topography

Subject Property Boundary - - - - -

Planning & Development  
Department

City of High Point

Date: December 13, 2016



Scale: 1"=400'

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# ZONING MAP AMENDMENT ZA-16-27





AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 13, 2016 and before the City Council of the City of High Point on January 17, 2017 regarding **Zoning Map Amendment Case 16-27 (ZA-16-27)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on December 4, 2016, for the Planning and Zoning Commission public hearing and on January 4, 2017 and January 11, 2017, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on xxxxxx, xx, 20xx.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:**

**SECTION 1**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Conditional Zoning General Business (CZ-GB) District**. The property is approximately 6.25 acres and lying along the west side of Eastchester Drive, approximately 200 feet north of Meadowlark Road (2505 Eastchester Drive). The property is also known as Guilford County Tax Parcel 0196566.

**SECTION 2**

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

**Part I. USES:**

Only a Self-Storage, internal access, use and any use in the Offices Use Category of the Principal Use Table 4.1.9 shall be permitted subject to the requirements of the GB District, the Development Ordinance, and the specific conditions listed in this ordinance.

**Part II. CONDITIONS:**

**A. Development and Dimensional Requirements.**

1. Development of the property for a self-storage use shall be generally consistent with the attached sketch plan in regards to 1) building orientation; 2) building location; and 3) location of parking, loading areas and driveway.
2. Building height shall be restricted to one-story.

3. Parking shall be prohibited in front of the building and along the north side of the building.

B. Transportation Conditions.

1. Access

One right in/right out access point shall be allowed to Eastchester Drive.

2. Improvements

- a) A right turn lane shall be constructed with appropriate storage and taper per NCDOT standards.
- b) A minimum four (4) foot wide monolithic median island is required to be installed on Eastchester Drive from the intersection of Meadowlark Road/Hickwood Road to extend a minimum of fifty (50) feet past the northern radius point of the driveway, where it ties into edge of travel way on Eastchester Drive. The island shall be positioned along the east side of the center turn lane, such that extra storage is given to the left turn lane for Hickwood Road.

3. Other Transportation Conditions

The City of High Point Transportation Director shall approve the location, design and construction of all driveways and other transportation improvements.

### SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

### SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

### SECTION 5

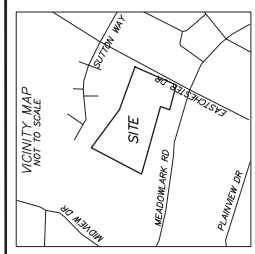
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

### SECTION 6.

This ordinance shall become effective upon the date of adoption.

\_\_\_\_<sup>th</sup> day of XXXXXXXXXX xx, 20XX.

Lisa B. Vierling, City Clerk



PARKING SUMMARY		
BUILDING TYPE	NUMBER OF UNITS	PARKING REQUIRED
SELF STORAGE	1,400 SF OF GFA OF OFFICE	5
PARKING PROVIDED		6
TOTAL PARKING PROVIDED		6

**SITE DATA**

PARCEL NUMBER - 0196266  
PIN ID - 781229876-000  
DB-PG: N/A  
EXISTING ZONING - RS-15  
PROPOSED ZONING - U  
LOT SIZE - 35.62 AC (95) OR 48.38 AC (DED)

**U ZONING REQUIREMENTS**

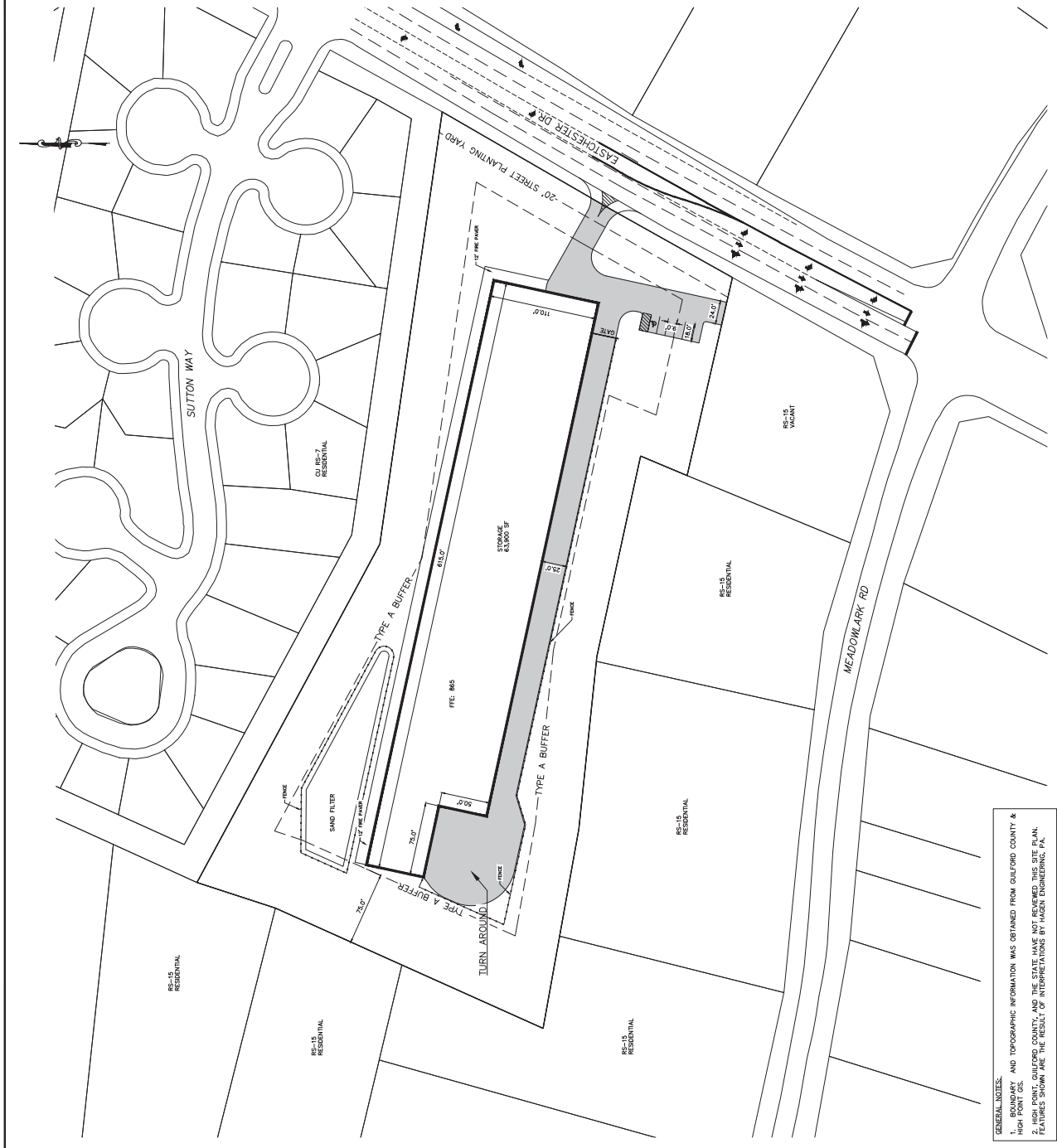
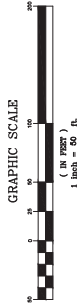
MINIMUM STREET FRONTAGE - 75'  
MINIMUM BUILDING COVERAGE - 60%  
MAXIMUM BUILDING HEIGHT - 50'  
MAXIMUM LOT AREA - 50%  
SETBACKS FROM THE ZONING DISTRICT BOUNDARY SHALL BE SMALLER THAN THAT OF THE ZONING DISTRICT BOUNDARY.

**SCENIC CORRIDOR OVERLAY:**

MINIMUM BUILT UPON AREA - 70%  
AVERAGE STREET YARD WIDTH: 20'  
TREE SURVEY DEPTH FROM EASTCHESTER: 100'  
MIN TREES REQUIRED WITHIN SURVEY AREA: 1/20  
MIN SHRUBS REQUIRED WITHIN SURVEY AREA: 25/100  
INTERIOR PARKING LANDSCAPES REQUIRED: 1 TREE/72 SPACES  
SETBACKS  
FRONT - 50'  
SIDE - 50'  
REAR - 50'

**TIER 3 WATERSHED:**

32% BUA = 97,269 sf (BASED ON 6.38 AC)  
TOTAL BUA = 93,707 sf



**GENERAL NOTES:**

BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM GUILFORD COUNTY & HIGH POINT GIS. GUILFORD COUNTY, AND THE SITE HAVE NOT REVIEWED THIS SITE PLAN. FEATURES SHOWN ARE THE RESULT OF INTERPRETATIONS BY HAGEN ENGINEERING, PA.

**HAGEN ENGINEERING, PA**

3839 BATTLEGROUND AVE, SUITE 300  
GREENSBORO, NC 27410  
PHONE (336) 404-9796 FAX (336) 899-7890  
bhagen@hagen-eng.com  
LICENSE NO. C-1001

**SKETCH SITE PLAN**

**EASTCHESTER AAA STORAGE**

2505 EASTCHESTER DR  
HIGH POINT, NORTH CAROLINA

REVISIONS		
NO.	BY	DESCRIPTION

C-1.0

**PRELIMINARY**  
NOVEMBER 22, 2016

**FOR REVIEW**  
**ONLY**

**NOT FOR**  
**CONSTRUCTION**

**Citizens Information Meeting Report**  
**Zoning Case za16-27**

Submitted by: Chad Hockaday



City of High Point Rezoning Case za16-27

AAA Storage Management

Conditional Rezoning

**Report**  
**Citizens Information Meeting**  
**Held November 21, 2016**

The meeting was held at the Deep River Recreation Center, 1525 Skeet Club Rd. High Point, NC. There were a total of 11 property owners in attendance, as follows:

Bob Carter (2500 Midview Dr.)

Eugenia Tabon (3705 Sutton Way)

Laura Darden (3702 Sutton Way)

Vicki Bare (2218 Meadowlark Rd.)

Lori & Rick Smith (2408 Midview Dr.)

Amber Robinson (3706 Sutton Way)

Toby Hammer (2210 Meadowlark Rd.)

Don & Karen Daugherty (3720 Cranbrook Dr.)

Jacob' Boles (3704 Sutton Way)

The handwritten sign-in sheet can be seen as Attachment 1.

Sean Jones and Chad Hockaday, the developers were also in attendance. James "Jim" F. Morgan, attorney for the developers was in attendance.

A notification letter dated and mailed November 14, 2016 was sent to 58 parties as supplied by the High Point Planning Department. The list of parties/addresses to which it was mailed is attached as Attachment 2, the notification letter is attached as Attachment 3.

On display at the meeting was an updated Site Plan with changes and modifications that were discussed with the neighbors at the first meeting with the developers on September 26, 2016. An elevations drawing was also on display, to show the exterior design of the building. The landscape design was on display to represent the Type A buffer yard.

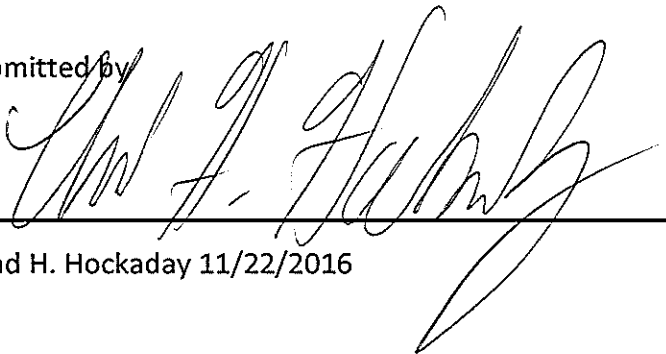
Chad Hockaday opened with a statement for the purpose of the meeting, and summarized the rezoning process and the breakdown of the steps to follow. Chad Hockaday addressed the topic of a "conditional rezoning", being that the proposed use of an all interior climate control self-storage facility is what the rezoning application is based on. Sean Jones went on to explain the updates and specifics regarding the Site Plan.

Next were questions from the attendees.

1. Don Daugherty: *How will the property be secure?* Mr. Jones replied that all access points will be enclosed with a fence. Security is also monitored with security cameras and an electronic gate system that tracks who is entering and exiting the property.
2. Rick Smith: *What will be the access hours?* Mr. Jones explained that access will be limited and this can be controlled through the electronic gate system.
3. Amber Robinson: *What will the design of the building on the sides look like?* Mr. Jones stated that all four sides will be brick and stucco material. This is shown on the elevation drawing which was submitted to the City of High Point.
4. Eugenia Tabon: *Inquired about the sidewalk parallel to Eastchester?* Mr. Jones explained this will be included to meet this City of High Point's plan.
5. Vicki Bare: *Wanted to know how the water from the site will be managed.* Mr. Jones explained how the sand trap filter is designed and how AAA will be responsible to manage and maintain the water that falls on the building or paved areas of the site.

The meeting was ended with a handout to provide the City Council member, Jason Ewing's contact information. This handout also included the date for the Zoning Meeting. This will be Attachment 4. Chad Hockaday and Sean Jones also left the attendees with contact information if there are any other follow up questions or concerns. Chad Hockaday and Sean Jones thanked everyone for their attendance. In conclusion AAA Storage Management, believes the development is viewed in a positive light.

Submitted by

A handwritten signature in black ink, appearing to read "Chad H. Hockaday", is written over a horizontal line. The signature is fluid and cursive.

Chad H. Hockaday 11/22/2016

# 1

## Sign-In Sheet

## Rezoning Meeting

11/21/2016

6:00pm-7:00pm

Deep River Community Center

1525 Skeet Club Rd. High Point, NC

Name - Print	Address & Phone Number	Signature
Bob Carter	2505 Middlebrook Dr. H.P. NC 27265 829-0192	Robert W. Carter
Eugenia Taber	3705 Sutton Way 883-1983	Eugenia Taber
Laura Sartin	3702 Sutton Way 886-3186	Laura Sartin
Vicki Bare	2218 Meadowlark Rd. 841-7302	Vicki Bare
Lori Smith	2408 Midview Dr. 885-2320	Lori Smith
Amber Robinson	3700 Sutton Way 688-1771	Amber Robinson
Toby Hammer	2216 Meadowlark R. 869-7842	Toby Hammer
Donie Karen Daugherty	3720 Cranbrook Dr. 870-0599	Donie Karen Daugherty
Jacob Boles	3704 Sutton Way 420-1462	Jacob Boles

#2

1407 EVERGREEN LLC  
5562 RANDLEMAN RD  
RANDLEMAN NC 27317

BARE, RONALD J ; BARE, VICKI R  
2218 MEADOWLARK RD  
HIGH POINT NC 27265

BELLO, BETH A  
3713 CAMERON TER  
HIGH POINT NC 27265

BOSCH, ANGELA J  
600 N 4TH ST APT 850  
PHOENIX AZ 85004

BRIDGES, RONALD EUGENE  
2410 EASTCHESTER DR  
HIGH POINT NC 27260

BRILEY, KEITH E ; MINTZ, THERESA A  
3731 PEMBROKE TER  
HIGH POINT NC 27265

BROWN, KEITH T ; BROWN, PAMELA J  
3728 PEMBROKE TER  
HIGH POINT NC 27265

BV 166 LLC  
1414 YANCEYVILLE ST SUITE 300  
GREENSBORO NC 27405

CANA HOLDING COMPANY LLC  
3131 SOUTHAMPTON DR  
JAMESTOWN NC 27282

CARTER, LAWRENCE WESLEY ; CARTER,  
LAVERNE NANETTE  
3732 PEMBROKE TERRACE  
HIGH POINT NC 27265

CARTER, ROBERT WILSON ; CARTER,  
DIANNA T  
2500 MIDVIEW DR  
HIGH POINT NC 27265

CASANELLI, AGNES L/T ; BULGER, CAROL  
ANN  
3700 SUTTON WAY  
HIGH POINT NC 27265

CASTRO, FLORENCIO  
3710 SUTTON WY  
HIGH POINT NC 27265

CETTO, GINA M  
3707 CAMERON TER  
HIGH POINT NC 27265

CLARK, PAMELA ; COX, CHRISTOPHER LEE  
3725 HARRINGTON PT  
HIGH POINT NC 27265

CONREX RESIDENTIAL PROPERTY GROUP  
2013-4 OPERATING COMPANY LLC  
P O BOX 2086  
LAWRENCEVILLE GA 30046

DARDEN, LAURA ELZABETH  
3702 SUTTON WAY  
HIGH POINT NC 27265

DAUGHERTY, DONALD E  
3720 CRANBROOK PT  
HIGH POINT NC 27265

DORIS, JOHN JOSEPH ; DORIS,  
ROSEMARIE TERESA  
3719 HARRINGTON PT  
HIGH POINT NC 27265

EASTCHESTER MEDICAL LLC  
3150 N ELM ST STE 206  
GREENSBORO NC 27408

FRANCES G GARNER REVOCABLE TRUST ;  
GARNER, FRANCES G TRUSTEE  
2214 MEADOWLARK RD  
HIGH POINT NC 27265

HAMMER, TOBY S  
2210 MEADOWLARK RD  
HIGH POINT NC 27265

HARMAN CONSULTANTS INC  
4404 BLACKBERRY BROOK TRAIL  
HIGH POINT NC 27265

HARRIS, CHERYL A  
3701 SUTTON WAY  
HIGH POINT NC 27265

HAWTHORNE, W EDWARD ; HAWTHORNE,  
MARCIA M  
3722 CRANBROOK PT  
HIGH POINT NC 27265

HEDGES, GRACE P  
3709 CAMERON TER  
HIGH POINT NC 27265

JOHNSON, JOSEPH QUENTIN ; JOHNSON,  
BETHANY FRANCES  
3711 CAMERON TERRACE  
HIGH POINT NC 27265

LEDBETTER, PALMER L ; LEDBETTER,  
EDITH N  
1238 MONTEGO CT  
ELK GROVE VILLAGE IL 60007

MANCHEGO, GABRIELA ; MANCHEGO,  
JOEL E  
3703 SUTTON WAY  
HIGH POINT NC 27265

MCCALLUM-BOLES, ANN SHERON ; BOLES,  
JACOB CHARLES  
3704 SUTTON WAY  
HIGH POINT NC 27265

#2

MITCHELL, R E ; MITCHELL, MARY E  
2505 EASTCHESTER DR  
HIGH POINT NC 27265

MONROE, SHARON DARK  
2502 MIDVIEW DR  
HIGH POINT NC 27265

MOORE, ANGELA L  
3735 PEMBROKE TER  
HIGH POINT NC 27265

NANJ CORPORATION INC  
P O BOX 2246  
JAMESTOWN NC 27282

NIELSON, VEE ANN  
2552 HUFFINE MILL RD  
MCLEANSVILLE NC 27301

PERRYMAN, PAUL JEFFREY ; KOONTZ,  
KANDACE N  
3721 HARRINGTON PL  
HIGH POINT NC 27262

PHILLIPS, CHARLES D ; PHILLIPS,  
HEATHER D  
2216 MEADOWLARK RD  
HIGH POINT NC 27265

RICHARDSON, ALEX L  
700 KERRY ST  
DUBLIN VA 24084

ROBINSON, AMBRE D  
3706 SUTTON WAY  
HIGH POINT NC 27265

SALCIN, SEDIN  
3723 HARRINGTON POINT  
HIGH POINT NC 27265

SMITH, RICHARD F JR  
2408 MIDVIEW DR  
HIGH POINT NC 27265

SPELLANE, GLORIA  
3727 HARRINGTON PT  
HIGH POINT NC 27265

SUGGS, LINDA K  
2212 MEADOWLARK RD  
HIGH POINT NC 27265

SUMNER, DARRELL HOUSTON  
2206 MEADOWLARK RD  
HIGH POINT NC 27265

SUTTON PLACE HOMEOWNERS  
ASSOCIATION INC  
1616 BATTLEGROUND AVE STE C  
GREENSBORO NC 27408

TABON, ELVIS LYNN ; TABON, EUGENIA P  
3705 SUTTON WAY  
HIGH POINT NC 27265

THOMPSON, CHRISTOPHER L ;  
THOMPSON, MELISSA W  
3708 SUTTON WAY  
HIGH POINT NC 27265

THREE IN ONE INVESTMENTS LLC  
7269 TROTTERS RUN  
TRINITY NC 27370

TRIAD HOLDING CO LLC  
2006 GUILFORD RD  
JAMESTOWN NC 27282

TRIFUNOVIC, BRANISLAV  
2204 MEADOWLARK RD  
HIGH POINT NC 27265

TRUHE, KERI R ; TRUHE, SCOTT A  
2008 HICKSWOOD RD  
HIGH POINT NC 27265

WAGNER, ARDEN WAYNE ; WAGNER,  
JOYCE S  
2211 MEADOWLARK RD  
HIGH POINT NC 27265

WELCH, DERRICK W ; WELCH, SHARON E  
3737 PEMBROKE TER  
HIGH POINT NC 27265

WENDOVER LANDING PROPERTY  
OWNERS ASSOCIATION INC  
PO BOX 2756  
HIGH POINT NC 27261

WINDSOR COMMERCIAL PROPERTIES LL ;  
WINDSOR DEVELOPMENT GROUP LLC ;  
BUCKLAND, STEVEN R ; BUCKLAND,  
TAMARA S  
5603 GARDEN VILLAGE WAY  
GREENSBORO NC 27410

WOOD, REBECCA HUTCHINS  
2205 MEADOWLARK RD  
HIGH POINT NC 27265

WOOD, TERRY LANE  
3733 PEMBROKE TERRACE  
HIGH POINT NC 27265

WOODARD, NOVA C  
3716 CRANBROOK POINT  
HIGH POINT NC 27265

#3



7622 Bentley Rd., Greensboro, NC 27409

336-299-4500

FAX # 336-852-8710

[chockaday@aaastorage4u.com](mailto:chockaday@aaastorage4u.com)

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Dear Property Owner:

We would like to reach out to set up a meeting to formally discuss our conditional rezoning application, in regards to the property located at:

*2505 Eastchester Dr. High Point, NC 27265 (Property is located adjacent to the Sutton Place Development)*

AAA Self-Storage has applied for a conditional rezoning with the City of High Point. We look forward to meeting with some of you again. A conditional rezoning states the rezoning is only true based on the conditions we have discussed with you and presented to the City of High Point. We truly believe with our intended use and design of the property, AAA Self-Storage will make a great neighbor. Our use will be low traffic and have minimal effect to your neighborhood. The building will be constructed to have an office style exterior. The building will be one-story, with brick on all sides, 100% climate controlled with no roll-up doors on the exterior. To create a pleasing border, the most adequate landscape buffer (Type A) has been planned.

We look forward to meeting you. A Neighborhood Information Meeting will be held to provide you an opportunity to become fully aware of our development intentions and to give you an opportunity to influence the form of development. AAA Self-Storage looks forward to working with its neighbors. AAA-Self Storage is a locally owned and operated company with more than 20 years' experience in the industry. We strive to provide a safe, secure, and clean environment for the public to store their goods.

At this meeting the AAA Self-Storage will make every effort to illustrate how the property will be developed and to answer any questions. Should you have questions prior to the meeting, please contact me.

\*Meeting to be held on Monday November 21st at 6pm at Deep River Recreation Center, located at 1529 Skeet Club Rd., High Point, NC 27265

Sincerely,

Chad H. Hockaday

# 4

Planning & Zoning Meeting Date:

**December 13, 2016**

City Council Contact: Jason Ewing

Email: [Jason.Ewing@highpointnc.gov](mailto:Jason.Ewing@highpointnc.gov)

Phone: 336-862-6102